



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **June 9, 2015 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman
Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Michael Roubinet, Commissioner
Cody Hansen, Commissioner
Lori Fleming, Commissioner

Others Present: Michael Eggett, Community Development Director; Lynette Limburg, Acting City Recorder and members of the public Brett Ormsby, Chet VanOrden and Wayne Brown

A. Welcome & Roll Call

Chairman Jones welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present.

B. Open Communications

Chairman Jones asked for any open communications. There were none.

C. Presentations and Reports

Community Development Director, Michael Eggett gave a brief update on the Community Development report. He reported that At-Home is continuing to progress and their target opening date is the latter part of July. Advanced Auto Parts is ready to start on their tenant improvement of the Nickalcade building. The city is just waiting for them to pick up their building permit. Burger King plans to start their remodel by June 29, 2015.

D. Consent Items

Consideration of meeting minutes from:

May 12, 2015 Work Session

May 12, 2015 Planning Commission

Chairman Jones asked for any changes or corrections to the previous meeting minutes. There were none.

Motion: Commissioner Gailey moved to approve the consent items. Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

- 1. Consideration of recommendation to the City Council for Good Foundations Academy Site Plan Amendment located at 5101 South 1050 West.**

Mr. Eggett stated that Good Foundations Academy is planning an addition to their building. He introduced Brett Ormsby the general contractor from Peck Ormsby Construction who is here tonight representing Good Foundations. They are requesting a site plan amendment to their

property located at 5101 S. 1050 W. A design review meeting required by state statute was held with the contractor for this project on Monday June 8, 2015. Because this is a charter school the city is limited on what they can review. Charter school construction is regulated in the Utah State Code in sections 53A-20-108 and 10-9a-305 respectively. Utah State Code outlines the amount of local jurisdiction involvement allowed in a site plan and development review of any charter school development project. The review for these types of projects is significantly scaled back in comparison to other site plan development reviews. Landscaping and design of the building fall under the state's jurisdiction for review. The property contains approximately 4.31 acres of land and is in the Agricultural A-1 Zone. Some demolition and preparatory work has taken place on the site in anticipation of progressing forward with the site plan amendment. A public hearing is not required for this request. Following discussion of the request the Planning Commission can recommend to the City Council approval of the request as submitted, recommend City Council approval of the request with any additional conditions and requirements, or not recommend City Council approval of the site plan development request with sufficient findings of fact to support the action.

There are basically three areas of concern for the city. Mr. Douglas, Public Works Director notes that the site plan does not show an upgraded storm water system plan for detention of storm water or an oil-water separator. He noted the plan needs to include the entire site.

The fire department is concerned about the turning radius in the parking area for fire trucks. The plans look like it will be too tight for fire apparatus accessibility.

Mr. Eggett states that his concern is with setbacks. He notes that the 30 foot front setback appears to be met as there is no change to the front of current building. The 20 foot side setback is met on south side however it appears that the 20 foot side setback on north side has not been met in back northwestern corner of the addition footprint. He stated that the area in question is quite small and is adjacent to the back corner of a residential property. This concern has been shared with contractor and he is working on this setback issue.

Mr. Ormsby then addressed the commission; he stated that the civil engineer will provide a storm water plan which will include the water-oil separator for Mr. Douglas' approval before construction continues in that area.

The concern of the fire department can be taken care of with taking out two parking stalls and restriping the lanes. The new lanes will accommodate the fire trucks.

He then addressed the setback issue stating that by their measurements the 20 foot setback in the northwest has been met. He is happy to have Mr. Woody the city's building inspector meet with his supervisor to look at the trench dug for the footings and verify that determination of 20 feet. Commissioner Fleming stated that she is concerned with the traffic congestion when children are being dropped off and picked up for school, especially behind the school. She said that cars are driving up the road and making U-turns in front of the Motor Vu Drive-In. Mr. Ormsby stated that the added parking area and the new drive lane should improve the traffic flow. They will be adding about 22 new parking stalls.

Motion: Commissioner Roubinet moved to forward a favorable recommendation to the City Council for Good Foundations Academy Site Plan Amendment located at 5101 South 1050 West. This recommendation is contingent upon the developer meeting the city's requirements of an upgraded and approved storm water plan, an adequate fire lane on site, and resolution of the 20 foot setback

on the northwest corner of the building. The motion was seconded by Commissioner Hilton.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

2. Consideration of an infill lot development of property located at 4562 South 1150 West.

Mr. Eggett stated that Chet VanOrden has requested a development of an infill lot in an R-2 zone located at 4560 S 1150 W. The property is approximately .49 acres and has a 45 foot frontage on 1150 West that narrows down to approximately 25 feet. The 25 foot area could accommodate and driveway back to the building area of the lot. He noted that a public hearing is not required and according to Title 10 Chapter 12 of the city code the Planning Commission is the land use authority on this request. The lot is currently owned by Wayne Brown and was at one time part of the northwesterly property located at 4560 S 1150 W. At some point these properties were subdivided and the lot was created with insufficient frontage to develop so the infill lot request is before the Commission tonight for review and consideration.

The infill lot development consideration does require that specific requirements and conditions may be imposed upon the property development as outlined by the "Planning Commission, Department of Community Development, Fire Department, Department of Public Works, City Attorney, and City Administration" (Riv City Code 10-12-3(A.)(9.)).

The Planning Commission can approve the request as submitted; approve the request with additional conditions and requirements imposed; or deny the infill lot development request with sufficient findings of fact to support the action.

Mr. Chet VanOrden of 6169 S. 2850 E. Ogden then addressed the Commission and asked if they had questions for him.

Commissioner Roubinet asked Mr. VanOrden if he was aware of the 20 ft. maximum height for the accessory building that he has planned. Mr. VanOrden stated that he has been made aware of that requirement along with the maximum of 1000 sq. ft. for the building. He has looked at his plans and will adjust the height and square footage to be in compliance.

Commissioner Hilton asked if he was aware of the problems with utilities specifically the sewer as the property is below grade. Mr. VanOrden stated that he is aware of that problem and plans to install a pump for the sewer. He will also have to dig under the small canal that runs along the frontage of the property. He has been told by Mr. Douglas of public works that it is only about 4 feet deep.

Commissioner Hansen noted that the plans show a room above the accessory building and asked if that would ever be used as a rental. Mr. VanOrden stated that he had no intention of renting that space. He wants to have a finished space for family to sleep when they come to visit.

Commissioner Hansen also asked about the balcony facing south. It would appear that it would be looking down on a neighbor's backyard and pool. It was clarified that the balcony would actually be on the north side of the building.

Mr. VanOrden also stated that the power would come from the main line across the street (1150 W). He noted that he likes the lot because it is back off the street where he can gate the property when he is away. He also likes being so close to the freeway yet not being able to hear the freeway noise. He would like to start working on the project as soon as he gets approval from the Planning Commission and the building plans and permits are in order.

Motion: Commissioner Hilton moved to approve the requested infill lot development of property located at 4562 South 1150 West as outlined. This approval being contingent upon meeting any requirements, as reasonable, that may be requested by city staff . Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Jones asked for any discretionary items. Commission Gailey asked if the city has a noise ordinance in place. Mr. Eggett told him yes there is an ordinance and any complaints about noise should be referred to the Police Department.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Gailey moved to adjourn the meeting. Commissioner Eskelsen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:55 p.m.

Approved:

Attest:

Blair Jones, Chairman

Lynette Limburg,
Acting City Recorder